

201 West Gray A • P.O. Box 370 Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT

Phone: 405-307-7112

CASE NUMBER: PD20-25

APPLICANT:

Cinnamon Creek, L.L.C.

DATE:

October 8, 2020

LOCATION:

1811 Oklahoma Avenue

WARD:

4

TO:

Interested Neighbors

FROM:

City of Norman Department of Planning and Community Development

SUBJECT:

Pre-Development Discussion of a Preliminary Plat, Rezoning and NORMAN 2025

Amendment

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider a preliminary plat, rezoning and NORMAN 2025 Plan amendment. This property is currently zoned R-1, Single Family Dwelling District and RM-2, Low Density Apartment District.

Please join us for a Pre-Development discussion of this proposal on Thursday, October 22, 2020 from 6:00 p.m. until 6:30 p.m. The meeting will be held in Conference Room D of Building A of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office. This meeting will be held via ZOOM video conference due to the COVID-19 emergency orders and restrictions on gathering sizes currently in place. Although Conference Room D will be open, there is limited seating, and we would strongly recommend that you attend via ZOOM if at all possible to ensure your safety, as well as the safety of participants who cannot attend virtually, and staff. If you would like to participate in the ZOOM meeting, please email us at Current. Planning@NormanOK.gov prior to noon on October 22nd and we will send you the link to access the meeting.

This applicant has filed a concurrent application for Planning Commission consideration of this project at their November 12, 2020 meeting. You will also be receiving notice of that meeting in the near future.

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns prior to the public hearing process. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern.

If you have questions about the proposal, please call the contact person, David Kinnard, (405) 410-9703 during business hours. We look forward to your participation and thank you for taking an active role in your community.

VICINITY MAP





Application for **Pre-Development Informational Meeting**

Case No. PD 20-25

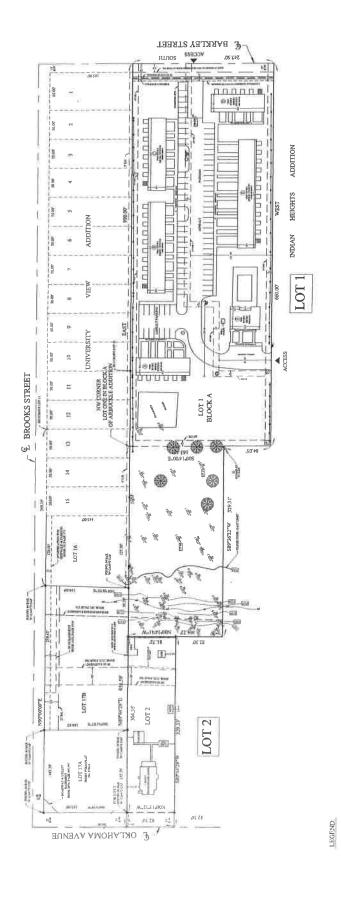
City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

APPLICANT/LAND OWNER	ADDRESS	
Cinnamon Creek LLe	1149 E. Brack	& Narman
	730	571
EMAIL ADDRESS A	NAME AND PHONE NUMBER OF CONTACT	PERSON(S)
	PAND KINNAR	
dhkinnardo amail-con	DAVID KINNAR BEST TIME TO CALL: 405	410 9703
	705	110 1100
Concurrent Planning Commission review requested and application submitted with this application.		
A proposal for development on a parcel of land, generally located		
at 1811 Oklahama Avenue		
NORMAN OK 73071		
1000111110 01 13011		
<u></u>		
and containing approximately / 88 gores will be brought forward to the Planning Commission and City		
and containing approximately acres, will be brought forward to the Planning Commission and City Council for consideration within the next six months.		
The Proposed Use(s) in this development will include (please describe specific land uses and approximate number of acres in each use):		
B0023290 - 125 A-M- B0004 1/2 - (1) - / 1		
BOO23290: 1.25 Acros. Approx. 1/2 of this/st West of the creek will be used for residential		
West of the creek will be used for residential		
0440 7060		
ROO23292: 63 Acres Combine the entire lot		
with east 1/2 of above lat.		
East 1/2, of R0023290 & entire R0023292 to		
be added onto 180024860. Additional Land		
reserved for future development		
mile and a decided to the second seco		
This proposed development will necessitate (check all that apply):	Items submitted:	Concurrent Planning Commission Review
2025 Plan Amendment Growth Boundary	☐ Deed or Legal Description ☐ Radius Map	Requested:
☐ Land Use ☐ Transportation	Certified Ownership List	
N	Written description of project	Received on:
□ Rezoning to	Preliminary Development Map	70-2-20
Preliminary Plat Cinnamon Creek Addition (Plat Name)	☐ Greenbelt Enhancement Statement	ata.m./p.m.
□ Norman Rural Certificate of Survey (COS)	Filing fee of \$125.00	
Commercial Communication Tower	Current Zoning: R-1, Single Family	by M Y
	Current Plan Designation: Low Zensiky	
	Perident al	

CINNAMON CREEK ADDITION PRELIMINARY DEVELOPMENT MAP

1800 BARKLEY STREET, NORMAN, CLEVELAND COUNTY, OKLAHOMA





AREA = 5.61 ACRES +/-

CENTERLINE SERVICES L.L.C.

12,424